
Proposed Variation (No. 1) Of The Dublin City Development Plan 2022 – 2028

Site at Basin View, Dublin 8

Proposal

It is proposed to vary the Dublin City Development Plan 2022-2028 to reorder the land use zoning of the subject lands at Basin View, Dublin 8;

From:

Zoning Objective Z1 - To protect, provide and improve residential amenities

and

Zoning Objective Z9 - To preserve, provide and improve recreational amenity, open space and ecosystem services

To:

Zoning Objective Z9 - To preserve, provide and improve recreational amenity, open space and ecosystem services

and

Zoning Objective Z1 - To protect, provide and improve residential amenities,

The proposed draft variation areas are delineated on the attached map.

Site Location and Description

The lands are located at Basin View, Dublin 8 and comprise Oisín Kelly Park adjoining Basin Street Lower to the north and the site of the two central blocks of Basin Street Flats.

Oisín Kelly Park is 0.422ha in area and accommodates a small hardstanding playing area and a grassed playground. The park is currently underutilised by the general public and the playground equipment and hardstanding playing area have been the subject of anti-social behaviour. It is proposed to change the land use zoning of Oisín Kelly Park which is currently zoned Z9 (Amenity/Open Space Lands/Green Network) to Z1 (Sustainable Residential Neighbourhoods).

The site of the two central blocks of Basin Street Flats is 0.422ha in area and is located between Basin View and the Luas Red line which runs to the west of the site. It is proposed to change the land use zoning of this part of the site which is currently zoned Z1 (Sustainable Residential Neighbourhoods) to Z9 (Amenity/Open Space Lands/Green Network).

Purpose of the Proposed Draft Variation

The Planning Authority considers that it is appropriate to reorganise the land use zoning of the

lands at Basin View, Dublin 8 from Z1 (Sustainable Residential Neighbourhoods) and Z9 (Amenity/Open Space Lands/Green Network) to Z9 (Amenity/Open Space Lands/Green Network) and Z1 (Sustainable Residential Neighbourhoods) on foot of a request from the Housing Department of the Council. The purpose and rationale of this proposed variation is set out below.

The Basin Street Flats site was selected for inclusion in the Social Housing Public Private Partnership (PPP) Programme, which is a partnership between the Department of Housing, Local Government and Heritage (DoHLGH), local authorities, the National Development Finance Agency and a specially formed Project Company to deliver new social housing units. The DoHLGH have approved in principle the site at Basin View, which is the first site to be regenerated under this programme and where 100-170 units are to be constructed.

The area encompassing the two variation sites will be the subject of a significant scale regeneration project, providing high quality new housing and a new public park. The purpose of the variation is to allow a new design and footprint for the housing, and a re-positioning of Oisín Kelly Park so that it serves better the residents of the regenerated housing and the wider public within the community. This re-positioning will also allow for a less disruptive approach to the regeneration of the site, by facilitating construction in a phased manner. The size of both plots are almost identical; and this proposed change will not result in the loss of any Z9 lands to this area. It will however, ensure that the open space provided in this street block is significantly upgraded and will provide a high quality amenity space for the community.

Allowing the reordering the zoning on this site will facilitate the successful delivery of the overall development, comprising of a new mixed tenure housing development; improved permeability east to west and north to south; a new Oisín Kelly Park in line with the Dublin City Council Parks Strategy 2019 and overall enrichments to the public realm.

The lands are located within the St. James Harbour Character Area of SDRA 15 Liberties and Newmarket Square, an area which has considerable regeneration potential with both private and public land holdings of considerable scale. Connectivity and green infrastructure initiatives are identified in the SDRA, including improved public open space at Oisín Kelly Park and new east-west permeability interventions between the St. James' Hospital grounds and Basin View, which are required in order to improve the amenity for existing and future residents and to better integrate the area with its adjoining institutions and neighbourhoods.

A brief planning profile of the proposed variation site is as follows:

There are;

- no Natura 2000 sites on or beside the variation site
- no NHA (Natural Heritage Area) or a proposed NHA on or beside the variation site and,
- no significant flooding issues as identified in the accompanying SFRA statement to this variation documentation, which classifies the site as Flood Zone C (with a low probability of flooding) suitable for a vulnerable use such as housing without the need for a justification test, all as per the Section 28 Guidelines on Flooding 2009, as amended.

The site is located within a zone of archaeological interest associated with St. James's Walk Watercourse (DU018-04301).

It is therefore considered appropriate to seek to reorder the land use zoning of the subject lands at Basin View, Dublin 8 to Z1 (Sustainable Residential Neighbourhoods) and Z9 (Amenity/Open Space Lands/Green Network) for the following reasons:

- Oisín Kelly Public Park is currently underutilised by the general public with anti-social behaviour along the access streets Basin Street Lower and Basin View;
- Improved permeability along the public park to facilitate desirable connections with the surrounding area and provide clear, safe public streets;

- The area of park will open up a north-south connection alongside the Luas line and Basin Street Lower to cater for pedestrians;
- Improved permeability also opens up an east-west connection that allows St. James's hospital usage of the public park and connection through the new Basin View development to Grand Canal Harbour and Bond Street;
- Clearly defines the flow and separation of the spaces between public; semi-public and private areas.
- Provides housing within enclosed urban blocks, making defensible amenity courtyard spaces thus enabling passive supervision of public open spaces and prevention of anti-social behaviour.
- Use of the redevelopment as an opportunity to improve public realm and surrounding streets to better integrate the scheme with its neighbourhood and support the Council's wider regeneration strategies.
- The reordering of the zoning will provide a simpler phasing strategy, lower overall development costs and provides a feasible scheme that will regenerate this area of the city.
- Extension of amenity/recreational spaces in association with the linear park along St James Hospital.
- Existing area of Z9 land zoning (0.422 ha) is equal to the proposed Z9 land zoning (0.422 ha).

It is noted that there also have been significant improvements made and planned in the delivery of new public open space and upgraded open space in the wider area in the recent past, including Weaver Park, Bridgefoot Street, St Luke's, St. Audeon's Park, St Teresa's Gardens and St. James's Linear Park.

Strategic Environmental Appraisal

A Strategic Environmental Assessment (SEA) Screening Determination has been made by Dublin City Council regarding the proposed Variation (No.1) to the Dublin City Development Plan 2022 – 2028. The Planning Authority has determined that the proposed Variation (No. 1) would not be likely to have significant effects on the environment, taking account of relevant criteria set out in Schedule 2A of the Planning and Development Regulations, 2001, as amended.

Strategic Flood Risk Assessment (SFRA) statement

The proposed variation, that seeks to reorder the land use zoning of the lands at Basin View, Dublin 8 from Z1 (Sustainable Residential Neighbourhoods) and Z9 (Amenity/Open Space Lands/Green Network) to Z9 (Amenity/Open Space Lands/Green Network) and Z1 (Sustainable Residential Neighbourhoods) and where the primary use of such zoning objectives is largely likely to be residential and amenity/open space in nature, is located on land that is classified as Flood Zone C (low probability of flooding), where residential use (categorised as a vulnerable use) is considered appropriate and not requiring a justification test under the Section 28 Planning Guidelines on Flooding, 2009, as amended. Therefore any future planning application that may arise from same that adequately addresses, through design, the flood risk/ surface water requirement as part of the planning application process, through development management, complying with the development standards and relevant policies and objectives of the Dublin City Development Plan 2022 – 2028, is not likely to change flood risk in the area, upstream or downstream.

Appropriate Assessment Screening

An Appropriate Assessment (AA) screening determination has been made by Dublin City Council (in compliance with Section 177U of the Planning and Development Act 2000 as amended) regarding the proposed Variation. The Stage 1 Screening determines that Appropriate Assessment of the Proposed Variation is not required as the proposal, individually

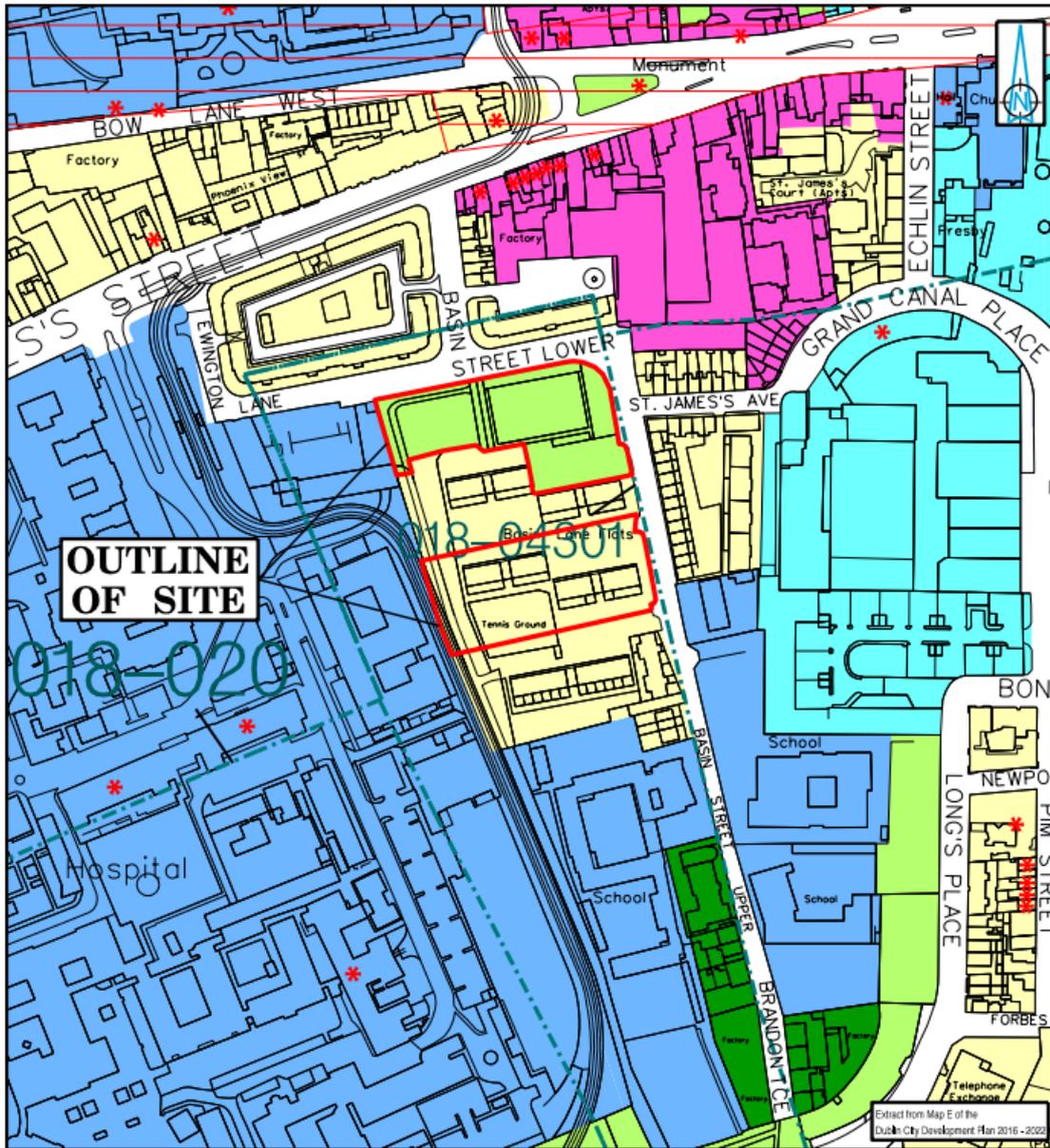
or in combination with other plans or projects will not have a significant effect on a European site. Therefore it is not considered necessary to undertake any further stages of the Appropriate Assessment process. In carrying out this Assessment, the Council took into account the relevant matters specified under the Planning and Development Act 2000 (as amended), including:

- Existing Dublin City Development Plan 2022-2028 (and associated AA Screening, NIS and SEA reports including the Strategic Flood Risk Assessment [SFRA]);
- The Strategic Environmental Assessment Screening Report on the proposed Variation and the Strategic Flood Risk Assessment (SFRA) statement on this proposed variation.

Recommendation

To note the proposal to initiate the variation process, which entails a 4 week public consultation process, followed by a Chief Executive's Report and Recommendation to the members of the City Council for consideration and decision.

Richard Shakespeare
Assistant Chief Executive
30th May 2023




 Comhairle Cathrach
 Bhallo Átha Cliath
 Dublin City Council

PROPOSED VARIATION (No.1) OF THE DUBLIN CITY DEVELOPMENT PLAN 2022 - 2028

Site at Basin View, Dublin 8

AREA HIGHLIGHTED REZONED FROM

Z1: To protect, provide and improve residential amenities
and

Z9: To preserve, provide and improve recreational amenity and open space and ecosystem services

TO

Z9: To preserve, provide and improve recreational amenity and open space and ecosystem services

and

Z1: To protect, provide and improve residential amenities